

CITY OF SAN BRUNO



567 El Camino Real
San Bruno, CA 94066
Voice: (650) 616-7074
Fax: (650) 873-6749
<http://sanbruno.ca.gov>

STAFF

Tom Williams
Community Development Director
Grant Wilson, AICP, *Associate Planner*
Aaron Akin, AICP, *Associate Planner*
Pamela Thompson, *City Attorney*
Tanya Benedik, *Recording Secretary*

PLANNING COMMISSIONERS

Perry Petersen, *Chair*
Joe Sammut, *Vice-Chair*
Mary Lou Johnson
Bob Marshall Jr.
Robert Schindler
Mark Tobin
Kevin Chase

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING COMMISSION MINUTES

February 17, 2004
San Bruno Senior Center
1515 Crystal Springs Blvd.
7:00 P.M. to 10:30 P.M.

CALL TO ORDER at 7:00 p.m.

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Petersen	x	
Vice Chair Sammut	x	
Commissioner Johnson		x
Commissioner Marshall	x	
Commissioner Schindler	x	
Commissioner Chase	x	
Commissioner Tobin		x

STAFF PRESENT:

Planning Division: **Tom Williams**, Community Development Director
Grant Wilson, Associate Planner
Aaron Akin, Associate Planner
Tanya Benedik, Secretary

City Attorney's Office: **Pamela Thompson**, City Attorney

Pledge of Allegiance **Commissioner Chase**

1. **Approval of Minutes January 2004 Motion Schindler/Second Chase**

2. Communication N/A

3. Public Comment N/A

4. 251 Goodwin Drive

Request for a Use Permit for first floor patio enclosure which would exceed the .55 FAR guideline; per Section 12.200.030.B.2 of the San Bruno Zoning Ordinance; Stan Smith, applicant; Randy Cash, owners. **UP-03-52.**

Staff recommends that the Planning Commission **approve** Use Permit 03-52 based on Findings of Fact (1-8) and Conditions of Approval (1-8).

Associate Planner Aknin entered staff report. **Mr. Stan Smith** from Bay Area Sunrooms was present to answer any questions regarding this project. **Commissioner Schindler** asked **Mr. Smith** about the drainage from the rear of the addition to the front of the street, and if they would be able to meet that request. **Mr. Smith** stated that the downspouts are provided with the project.

Public Hearing Opened

N/A

Public Hearing Closed

Motion Sammut /Second Chase to approve Use Permit 03-52 based on Findings of Fact (1-8) and Conditions of Approval (1-8).

VOTE: 5-0-0

AYES: 5

NOES: 0

ABSTAIN: 0

(Chair Petersen advised of 10-day appeal period.)

FINDINGS FOR APPROVAL

1. Proper notice of the public hearing was given by legal notice published in the San Francisco Examiner (San Bruno Edition), Saturday, January 10, 2004, and notices were mailed to property owners within 300 feet of the project site on January 9, 2003.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The project is Categorical Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the existing structure and the proportions of the house are similar to other houses in the neighborhood.
6. The proposed addition will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
7. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for low-density residential purposes.
8. The off-street parking will be adequate for the residence.

CONDITIONS FOR APPROVAL

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 03-52 shall not be valid for any purpose. Use Permit 03-52 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The request for a Use Permit an addition to an existing dwelling shall be built according to plans approved by the Planning Commission on February 17, 2043, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
3. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
4. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
5. The residence and garage shall be used only as a single-family residential dwelling unit. No portion of the residence or garage shall be rented out as a secondary residential dwelling unit.
6. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
7. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
8. Storm water from new addition and garage roof downspouts and other on-site drainage shall be collected and drained to an underground storm water drainage system or through a curb drain to the gutter.

5. 740 Cherry Avenue

Request for a Use Permit for first and second floor addition which would increase the existing floor area by more than 50%, and would exceed the .55 FAR guideline; per Section 12.200.030.A.1, 12.200.030.B.1 of the San Bruno Zoning Ordinance; Jaime Valle, applicant; Vince Garcia, owner.
UP-03-53.

Staff recommends that the Planning Commission **approve** Use Permit 03-53 based on Findings of Fact (1-8) and Conditions of Approval (1-12).

Associate Planner Aknin entered staff report. Designer and owner were present to answer any questions. **Mr. Schindler** asked if they agreed with the conditions of approval. **Designer, Mr. Valle**, stated that they agreed with each of those conditions. Applicant provided a color palate for the

commission to view. The roof will be composite asphalt shingles (gray). The entire home would the reroofed.

Public Hearing Opened

N/A

Public Hearing Closed

Motion Sammut/Second Chase to approve Use Permit 03-53 based on Findings of Fact (1-8) and Conditions of Approval (1-12).

VOTE:	5-0-0
AYES:	5
NOES:	0
ABSTAIN:	0

(Chair Petersen advised of 10-day appeal period.)

FINDINGS FOR APPROVAL

1. Proper notice of the public hearing was given by legal notice published in the San Francisco Examiner (San Bruno Edition), Saturday, February 7, 2004, and notices were mailed to property owners within 300 feet of the project site on February 6, 2004.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the existing structure and the proportions of the house are similar to other houses in the neighborhood.
6. The proposed addition will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
7. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for low-density residential purposes.
8. The off-street parking will be adequate for the residence.

CONDITIONS FOR APPROVAL

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30

days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 03-53 shall not be valid for any purpose. Use Permit 03-53 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.

2. The request for a Use Permit an addition to an existing dwelling shall be built according to plans approved by the Planning Commission on February 17, 2004, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
3. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
4. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
5. The residence and garage shall be used only as a single-family residential dwelling unit. No portion of the residence or garage shall be rented out as a secondary residential dwelling unit.
6. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
7. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
8. No fence, retaining wall or other permanent structure to be placed within 5'6" from the back edge of the sidewalk.
9. An encroachment permit is required if any work is done in the public right of way.
10. Install a sanitary sewer clean-out per City standards.
11. Storm water from the new roof addition roof down spout and other on site drainage shall be collected and drained to an underground storm water system or through an under sidewalk curb drain to the gutter per City standards.
12. Replace all broken or raised concrete in sidewalk or driveway approach as marked.

6. 3220 Fasman Drive

Request for a Use Permit for construction of a one story addition, which would result in a greater than 50% expansion to the existing floor area, exceeds the .55 FAR guideline, and exceeds the .44 Lot Coverage guideline, per Sections 12.200.030.B.1, 12.200.030.B.2, and 12.200.030.B.3 of the San Bruno Zoning Ordinance – Gary Love (owner).

Staff recommends that the Planning Commission **approve** Use Permit 03-55 based on Findings of Fact (1-8) and Conditions of Approval (1-12).

Associate Planner Wilson entered staff report. Applicant provided color palate for commission to review. **Chair Petersen** commented that this is the largest lot coverage that he has seen, but agrees with staff that this won't show as much mass in the neighborhood, and suggested to staff to mention this was in keeping with the larger FAR. He suggested rewording Finding # 5 to note that the character of the climate and usable yard space is why (higher lot coverage keeps consistent with the neighborhood) this was being approved.

Owner **Mr. Love** was present to answer any questions. He stated that the neighbors are in support of this project.

Commissioner Marshall asked the owner why there were 2 sets of doors between the living room and the bedroom. Owner stated that it was for sound purposes. He has put a double wall around all the other areas in the house just so that everyone can have their own quiet space.

Public Hearing Opened

N/A

Public Hearing Closed

Motion Sammut/Second Schindler to approve Use Permit 03-55 based on Findings of Fact (1-8) and Conditions of Approval (1-12).

VOTE:	5-0-0
AYES:	5
NOES:	0
ABSTAIN:	0

(Chair Petersen advised of 10-day appeal period.)

FINDINGS FOR APPROVAL

1. Proper notice of the public hearing was given by legal notice published in the San Mateo Times, Saturday, February 7, 2004, and notices were mailed to property owners within 300 feet of the project site on February 6, 2003.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed single story addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the existing structure, and the proportions of this single story house are similar to other houses in the neighborhood. In addition, the high

lot coverage will not adversely impact to the use of the rear yard due to local climate conditions.

6. The proposed addition will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
7. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for low-density residential purposes.
8. The off-street parking will be adequate for the residence.

CONDITIONS FOR APPROVAL

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 03-55 shall not be valid for any purpose. Use Permit 03-55 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The request for a Use Permit an addition to an existing dwelling shall be built according to plans approved by the Planning Commission on February 17, 2043, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
3. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
4. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
5. The residence and garage shall be used only as a single-family residential dwelling unit. No portion of the residence or garage shall be rented out as a secondary residential dwelling unit.
6. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
7. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
8. No fence, retaining wall or other permanent structure to be placed within 3.5' from back of sidewalk.
9. Encroachment Permit from Engineering Department required prior to work. S.B. Municipal Code

10. Install a sanitary sewer lateral clean-out per City standards.
11. Storm water from the new addition roof down-spout and other on-site drainage shall be collected and drained to an underground storm water system or through an under sidewalk curb drain to the gutter per City
12. Planting materials will be reviewed with City Staff.

7. Staff Discussion

March Arch. Review: **Chair Petersen**
Commissioner Chase
Commissioner Marshall

8. Planning Commission Discussion

Commissioner Marshall relayed the events of the Tanforan ground breaking the previous week.

Tom Williams,
Secretary to the Planning Commission
City of San Bruno

Perry Petersen, Chairperson
Planning Commission
City of San Bruno

NEXT MEETING: March 16, 2004

TCW/tb

Adjourned at: 7:30 p.m.